



ADMINISTRATIVE SITE PLAN REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE: August 2, 2011

Project Name: RHA Glennwood Townhomes

Owner: Renton Housing Authority; 2900 NE 10th St; Renton, WA 98056

Applicant: Shelter Resources; Joel Ing; 2223 112th Ave NE, Ste #102; Bellevue, WA 98004

Contact: Bumgardner Architects; Guy Peckham; 2111 Third Ave; Seattle, WA 98121

File Number: LUA11-054, SA-A

Project Manager: Rocale Timmons, Associate Planner

Project Summary: The applicant is requesting Administrative Site Plan Review for the construction two multi-family structures containing 4-townhome units each. The subject property consists of two parcels, which would be consolidated as part of the proposal, located between Edmonds Ave NE and Glennwood Ave NE just north of Sunset Blvd NE. The project site totals 0.65 acres in area and is zoned Residential-14 (R-14). Surface parking, in the amount of 13 stalls, is being proposed on the southwestern portion of the site with open space to the north of the parking area. Access to the site is proposed via a curb cut along Glennwood Ave NE. There is an existing duplex located on site which is proposed for removal. The proposed site is located within Zone 2 of the Aquifer Protection area. Environmental Review was conducted as part of the Sunset Area Planned Action EIS (LUA10-052).

Project Location: 1147 Glennwood Ave NE

Site Area: 28,484 (0.65 ac)

Total Building Area GSF:

11,560 SF



B. EXHIBITS

| | |
|------------|------------------------------------|
| Exhibit 1 | Zoning and Neighborhood Detail Map |
| Exhibit 2 | Site Plan |
| Exhibit 3 | Landscape Plan |
| Exhibit 4 | Elevations (Building #2) |
| Exhibit 5 | East Elevation (Building #1) |
| Exhibit 6 | North Elevation (Building #1) |
| Exhibit 7 | South Elevation (Building #1) |
| Exhibit 8 | West Elevation (Building #1) |
| Exhibit 9 | Aerial Photo of Project Site |
| Exhibit 10 | SEPA "Planned Action" Memo |
| Exhibit 11 | Sunset Planned Action Area Map |

C. GENERAL INFORMATION:

1. **Owner(s) of Record:** Renton Housing Authority
2900 NE 10th St
Renton, WA 98056
2. **Zoning Designation:** Residential-14 du/ac (R-14)
3. **Comprehensive Plan Land Use Designation:** Center Village (CV)
4. **Existing Site Use:** Existing duplex to be removed
5. **Neighborhood Characteristics:**
 - a. **North:** Duplex (Residential-14 du/ac)
 - b. **East:** Duplex (Residential-14 du/ac)
 - c. **South:** Duplex (Residential-14 du/ac)
 - d. **West:** Vacant (Center Village)
6. **Proposed Orientation:** East / Glennwood Ave NE
7. **Access:** Via new curb cut extended from Glennwood Ave NE
8. **Site Area:** 28,484 (0.65 ac)

D. HISTORICAL/BACKGROUND:

| <u>Action</u> | <u>Land Use File No.</u> | <u>Ordinance No.</u> | <u>Date</u> |
|-----------------------------------|--------------------------|----------------------|-------------|
| Comprehensive Plan | N/A | 4924 | 11/1/2004 |
| Zoning | N/A | 5099 | 12/5/2005 |
| Annexation | N/A | 1795 | 10/7/1959 |
| Sunset Area Planned Action EIS | LUA10-052 | 5610 | 6/13/2011 |

E. BACKGROUND

The proposal is the first of a group of projects collectively known as the Sunset Area Planned Action and Environmental Impact Statement (Sunset Area PA/EIS) and is the first step in Renton Housing Authority's redevelopment of the Sunset Terrace community.

The proposed 8 residential units, containing both 3 and 4 bedroom, would be used as relocation housing for the Sunset Terrace housing community. The Glennwood townhomes, would be sited on two parcels which front onto Glennwood Ave NE just south of NE 12th St. The property is zoned Residential-14 du/ac (R-14) and within the Center Village (CV) land use designation.

A total of 13, including 1 accessible, parking spaces are proposed on the site within a surface parking area located on the southwestern portion of the site.

New landscaping is proposed around the perimeter of the site and the surface parking lot. The applicant proposes to excavate and balance all fill on-site.

Access would be gained from one new curb cut; south of the two structures. Pedestrian walkways are provided along the eastern facades which connect each individual unit to the public sidewalk on Glennwood Ave NE. A pedestrian connection is also proposed from Glennwood Ave NE, in between the two proposed structures, to the play area which is located on the northwestern portion of the site.

The proposed structures are rectangular in shape, with an extended portion, to the west, on the northern structure in order to accommodate ADA access. The structures combined would be approximately 11,560 gross square feet in area. The height of the proposed structures would be 30 feet and 0 inches at the average height of the pitched roof elements.

The proposed refuse and recycling area would be located within screened enclosures on the southwest portion of the site. There are six trees located on site of which two would be retained. There are no known critical areas on or near the site.

F. STAFF REVIEW COMMENTS

Representatives from various City departments have reviewed the application materials to identify and address site plan issues from the proposed development. These comments are contained in the official file, and the appropriate recommendations have been incorporated into this report.

G. CONSISTENCY WITH SITE DEVELOPMENT PLAN REVIEW CRITERIA

The Site Development Plan Review Criteria set forth in Section 4-9-200 of the Renton Municipal Code forms the basis of the Site Plan Review, as follows:

1. Conformance with the Comprehensive Plan, its elements and policies

The Comprehensive Plan Land Use Map designation for the subject property is Center Village. The purpose of the Center Village is to provide an opportunity for redevelopment of urban mixed and residential uses that are pedestrian-oriented. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies as long as all conditions of approval are complied with:

Land Use Element

Policy LU-244. Encourage more urban style design and intensity of development (e.g. building height, bulk, landscaping, parking) within Center Villages than with land uses outside the Centers.

✓ **Policy Objective Met**

☐ **Not Met**

Policy LU-247. Prohibit new garden style multi-family development.

✓ **Policy Objective Met**

☐ **Not Met**

Community Design Element

Policy CD-17: Development should be designed (e.g. building orientation, setbacks, landscape areas and open space, parking, and outdoor activity areas) to result in a high quality development as a primary goal, rather than to maximize density as a first consideration.

✓ **Policy Objective Met**

☐ **Not Met**

Policy CD-21: Development should have buildings oriented toward the street or a common area rather than toward parking lots.

✓ **Policy Objective Met**

☐ **Not Met**

2. Conformance with existing land use regulations

- a. Density: The allowed density range in the R-14 zoning designation is a minimum of 10 dwelling units per net acre (du/ac) up to a maximum of 14 du/ac. Net density is calculated after public rights-of-way, private access easements, and critical areas are deducted from the gross acreage of the site. After deducting no more than 1,000 square feet for right-of-way dedications, from the 28,484 gross square footage of the site, the net square footage would be 27,484 square feet (0.631 net acres). The 8 unit proposal would arrive at a net density of 12.67 dwelling units per acre (8units / 0.631 acres = 12.67 du/ac), which falls within the permitted density range for the R-14 zoning designation.
- b. Lot Coverage and Impervious Surface: The R-14 zoning designation does not have a maximum building coverage. The maximum impervious area allowed in the R-14 zoning designation is 85 percent. The proposed impervious area of the site would be 8,503 square feet, on the 28,484 square foot project site, resulting in an impervious cover of 29 percent. The proposal complies with the impervious cover requirements of the zone.
- c. Setbacks: The R-14 zoning designation requires a minimum front yard setback of 8 feet to the building, 5 feet to the porch, or 7 feet to a stoop. The minimum side yard setback is 4 feet for the unattached sides of the structure and 0 feet for the attached sides. The minimum rear yard setback is 12 feet, except when the rear yard is abutting a common open space, then 4 feet.

The proposed building would be set back from the front property line approximately 8 feet at the closest point with allowed encroachments for bay windows of 2 feet. A 65-foot rear yard setback, at the closest point, is proposed from the west property line. The proposed structure would have a 4-foot side yard setback, from the north property line and an 37-foot side yard setback from the southern property line at the closest points. There is a 20-foot separation between the two structures. The proposal complies with the setback requirements of the zone.

Landscaping and Tree Retention: The site contains 6 trees of which 4 are proposed for removal. Renton Municipal Code requires that 10 percent of the trees on site be retained. Of the 6 trees, 1 tree is required to be retained at the 10 percent retention rate. As proposed the applicant would comply with the tree retention requirements of the code. The applicant will be required to comply with protection measures for retained trees as set forth in RMC 4-4-130H8 during construction.

The R-14 zone requires a 10-foot on site landscape strip along the street frontage, except where reduced through the site plan development review process. The landscaping requirements apply to the subject site's Glennwood Ave frontage. A conceptual landscape plan was submitted with the project application. The applicant is requesting a modification, as part of the site plan application, in order to reduce the landscaping by more than 2 feet along Glennwood Ave NE down to 8 feet.

The landscape plan includes a planting plan; the proposed tree species largely consist of vine maple, sugar maple, Raywood ash and Pennsylvania ash trees. The shrubs proposed largely consist of: dwarf English boxwood, dwarf Japanese barberry, and Aztec pearl Mexican orange. Groundcover would consist of firewitch garden pink, starry false lily-of the-valley, and biokovo cranesbill. Conditions of approval, related to landscaping within the Design Review table below, if complied with, the landscape plan would provide visual relief, define areas of pedestrian circulation, and add to the aesthetic enjoyment of the area. Therefore the modification for a reduction in width from 10 to 8 feet along the frontage of the site is approved.

Underground sprinkler systems are required to be installed and maintained for all landscaped areas. The sprinkler system shall provide full water coverage of the planted areas specified on the plan. A revised detailed landscape plan and irrigation plan will need to be submitted at the time of building permit review

- d. Height: The R-14 zone allows a maximum building height of 30 feet. The height of the proposed structure would be 30 feet and 0 inches in height at the average height of the 12:12 pitched roof, which complies with the height requirements of the zone.
- e. Parking: The parking regulations require a specific number of off-street parking stalls be provided based on the number of residential units. The following ratios would be applicable to the site:

| <u>Use</u> | <u>Number of Units</u> | <u>Ratio</u> | <u>Required Spaces</u> |
|--------------------------------------|------------------------|---|------------------------|
| Low Income Attached Residences | 8 | Min: 1 space / 4 units Max: 1.75 spaces / unit | Min: 2 Max: 14 |

Based on these use requirements, a maximum of 14 parking spaces would be allowed. The applicant proposed to provide a total of 13 spaces which is within the allowable range. The parking conforms to the minimum requirements for drive aisle and parking stall dimensions and the provision of ADA accessible parking stalls.

Based on the proposal for 8 residential units, 4 bicycle parking stalls are required to be provided. The applicant has proposed 4 bicycle parking stalls on site complying with the standards outline in RMC 4-4-080F.c.

f. Refuse and Recyclable Deposit Areas:

The City's refuse and recyclable standards for a multi-family development require minimum of 1-1/2 square feet per dwelling unit for recyclables deposit areas. A minimum of 3 square feet per dwelling unit shall be provided for refuse deposit areas. A total minimum area of 80 square feet shall be provided for refuse and recyclables deposit areas.

Based on the proposed 8 units the minimum 80 square feet of refuse deposit areas would be required. The applicant has proposed a 134 square foot area to be dedicated to refuse and recyclables. As proposed the refuse and recyclable area exceeds the minimum size requirements.

The applicant is proposing a refuse and recycle station that would be constructed of concrete walls with metal doors and include a sloped roof for weather protection.

The applicant has minimized the negative impact to the street and tenants by locating the refuse and recycle station in the rear yard area alongside the vehicle access aisle and next to the parking area. The location is easily accessible and provides adequate screening from the public.

3. Mitigation of impacts to surrounding properties and uses

City staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with. All parcels immediately surrounding the subject property are

zoned R-14 with the exception of the property to the west which is zoned CV. The property to the west is also owned by the RHA and they plan to construct additional multi-family residential housing at a future date as part of the Sunset Terrace redevelopment project. The proposed residential use is anticipated to be compatible with existing and future surrounding uses as permitted in the R-14 and CV zones.

The design of the townhomes is modern in appearance, making use of two principal siding patterns - horizontal and paneled. In order to reflect the modern design the townhomes have been defined with simple edges and detailing.

The scale, height and bulk of the proposed buildings are appropriate for the site. The two structures have been limited to a front façade width of 64 feet. Outboard units in each building have been set back 2 feet to reduce the building scale and mass. The roofs are articulated with steep pitches that scale down the building size. Front porches with bays and columns, along with side bays, contribute to the human scale of the building. Exterior light fixtures are also proposed in order to enhance the unit entries (Exhibit 4).

The scale and bulk of the buildings are also reduced through the use of differing materials. The buildings are comprised of cement plank and board siding, vinyl windows and metal canopies. The panel siding would be used on the front and rear facades in conjunction with window placement in order to enhance the surface design. The primary entrances would be located along the eastern façade. Each unit has a private entrance separated by landscaped front yards.

The visual character of the proposed structures and potentially the entire Sunset Terrace Redevelopment subarea would change from its current state to a pedestrian-oriented community with a mix of residential uses. The construction of new multi-family, which would replace the older structure on site, would result in an overall improvement of the visual environment.

4. Mitigation of impacts of the proposed site plan to the site

One of the two subject parcels is currently vacant and the other contains a duplex which is proposed for removal. Staff recommends, as a condition of approval, the applicant obtain a demolition permit for the existing structure and all required inspections prior to the temporary occupancy of the first building.

The site is nearly level with slopes of 4 percent or less with a high point at the northwest corner of the site. The low point of the site is located at the southwest corner. The applicant proposes to excavate and balance all fill on site.

Following development impervious surface coverage will be approximately 29 percent.

The applicant is proposing common open space located within the rear yard in the northwestern portion of the site. It would include a children's play area surrounded by lawn area and fixed outdoor seating. The proposed common open space complies with the residential design standards for open space.

The proposal includes an extension, of Unit #1, to the west beyond the rest of the structure's western façade plane in order to accommodate ADA accessibility for the end unit. The extension frames the common green space and does not contain any meaningful articulation or breaks in the façade or glazing. Windows should represent a significant amount of the facade of a home when facing a common space, they amplify the sense that the community is oriented to people. In order to provide a visual break and create visual interest the following condition of approval is recommended: The applicant shall incorporate either articulation on the southern façade of the extended portion of Unit #1, or as an alternative provide glazing, along the same facade, in combination with enhanced landscaping abutting the façade. The applicant shall submit to, and have approved by, the Current Planning Project Manager, the revised elevation and landscaping plan prior to or concurrent with building permit approval.

The applicant is proposing landscaping around the perimeter of the site and surface parking lot which includes 15 deciduous trees, several shrubs, perennials and groundcovers. The landscape plan includes a planting plan; the proposed tree species largely consist of vine maple, sugar maple, Raywood ash and Pennsylvania ash trees. The shrubs proposed largely consist of: dwarf English boxwood, dwarf Japanese barberry, and Aztec pearl Mexican orange. Groundcover would consist of firewitch garden pink, starry false lily-of-the-valley, and biokovo cranesbill. The proposed landscaping would provide visual relief, define areas of pedestrian circulation, and add to the aesthetic enjoyment of the area. However, the planting plan does not include a mix of evergreen and deciduous trees in order to maintain a tree canopy all year. Therefore staff recommends, as a condition of approval, the applicant submit a revised planting plan depicting a mix of evergreen and deciduous trees on site. The revised planting plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.

The applicant is proposing a predominately 6-foot tall fence along the northern property line. It does not appear a similar fence is proposed along the southern property line. As a condition of approval the applicant would be required to construct an identical fence along the south property line. A revised landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to or concurrent with the building permit approval.

5. *Conservation of area-wide property values*

The proposed residential development is expected to enhance and increase property values in the vicinity of the site. Adding residential population would also improve the customer base for commercial businesses in the area.

6. *Safety and efficiency of vehicle and pedestrian circulation*

Frontage improvements are required to be constructed in the right-of-way fronting the site in Glennwood Ave NE. Existing right-of-way width in Glennwood Ave NE is 50 feet. In order to meet the City's complete street standards, half-street improvements including 13 feet of pavement from the centerline, a 5-foot sidewalk, and an 8-foot planter strip are required. One foot will be required to be dedicated to the City for right-of-way. This will allow for a 26-foot half street. Street lighting is also required to be installed along the frontage of Glennwood Ave NE. The applicant is required to demonstrate compliance with the street and lighting standards outlined in the Renton Municipal Code at the time of construction permit application.

The proposed project would have direct access onto Glennwood Ave NE via a new curb cut. There is a two-way circulation, 20-foot wide, access road on the souther portion of the site which dead ends in a hammerhead turnaround.

In addition, pedestrian sidewalks along the new public right-of-way, as well as private pedestrian connections at the perimeter of the property are proposed to provide safe and efficient pedestrian access throughout the site. The applicant has proposed a primary pathway, 6 feet in width, to be used to connect the public sidewalk and parking lot to the play and seating area on the northwestern portion of the site. The front yards also contain entry walks, to each individual unit, that have a width of 3 feet.

The proposed development is expected to maintain the safe and efficient pedestrian and vehicle circulation on the site.

7. *Provision of adequate light and air*

The buildings have been located on the east side of the site to provide solar access to the townhomes and the common open space area. The proposed building is designed appropriately to allow adequate light and air circulation to the buildings and the site. The design of the structures would not result in excessive shading of the property. In addition, there is ample area surrounding the building to provide

normal airflow. Proposed fencing and landscaping has been proposed around the perimeter of the site that would mitigate the light impacts to the abutting properties.

8. Mitigation of noise, odors and other harmful or unhealthy conditions

It is anticipated that the most significant noise, odor, and other potentially harmful impacts would occur during the construction phase of the project. The applicant has submitted Construction Mitigation Plan that provides measures to reduce construction impacts such as noise control, control of dust and traffic controls.

The proposed development would not generate any long term harmful or unhealthy conditions. There would be traffic impacts that are normally associated with an increase in residential population.

9. Availability of public services and facilities to accommodate the proposed use

Fire and Police Department staff has indicated that existing facilities are adequate to accommodate the subject proposal. The proposal is considered relocation housing. Therefore impacts fee would not be imposed for the project.

Additionally, to provide a catalyst for redevelopment, the City Council is currently in the process of establishing a housing incentive fee waiver to support new multi-family rental housing in the Sunset Area. The City Council unanimously supported the first reading of the ordinance at the July 18, 2011, meeting and the ordinance was adopted with the second reading at the August 1, 2011 meeting. On September 4, 2011, when in place, the housing incentive will provide a mechanism for the City Council to waive 100% of the following fees: building permit fees; building permit plan review fees; water, surface water and wastewater system development charges; public works plan review and inspection fees; and fire, transportation and parks impact mitigation fees.

The site is served by the City of Renton for all utilities. There is an existing 6-inch cast iron water main in Glennwood Ave NE with an available fire flow of 1,500 gpm. The site is currently within the City 435-hydraulic water pressure zone. The approximate static water pressure at street level elevation (346 ft) is 38 psi. A ¾-inch domestic meter serves the existing building. There is an 8-inch sanitary sewer main also in Glennwood Ave NE. There are no storm conveyance system or street frontage improvements in Glennwood Ave NE. Infrastructure improvements would be required in order to provide adequate water and sewer service to property. The applicant would be required to provide water and sewer service to the satisfaction of the Development Services Division and would be reviewed at the time of construction permit application.

A drainage plan and drainage report has been submitted with the site plan application. The report shows preliminary compliance with 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2 subject to engineering review with the construction plans. All core and six special requirements are contained in the report. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard, Existing Site Conditions. The drainage report discusses meeting the area specific flow control requirement under Core Requirement #3. Installation of a detention tank and a storm filter cartridge system are proposed.

The Renton School District has provided assurance that students living in the proposed residences can be accommodated at existing facilities. Students would attend Kenndale Elementary, McKnight Middle School and Hazen High School. The proposal is considered relocation housing and therefore would not be required to pay school impact fees.

10. Prevention of neighborhood deterioration and blight

The proposal would redevelop a site that is currently underutilized with attached residential units; which would be compatible with existing and planned residential and commercial uses in the surrounding neighborhood and would begin to implement the Sunset Area Planned Action. The investment in the area and the added presence of a residential population would serve to prevent

neighborhood deterioration and blight. Coordinated site improvements including landscaping, parking, signage and lighting would be included as part of this development.

11. Compliance to Residential Design Standards

The proposed project is subject to the Residential Design Regulations (RMC4-2-115). The Administrator shall have the authority to approve, approve with conditions, or deny proposals based on the provisions of the design regulations. The proposed project meets the intent of the Design Regulations where the regulations are applicable if all conditions of approval are complied with.

| A. SITE DESIGN: | |
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| 1. Lot Configuration: | |
| Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony. | |
| N/A | Minimum Standard: Developments of more than nine (9) detached dwellings shall incorporate a variety of home sizes, lot sizes, and unit clusters. |
| 2. Garages: | |
| The minimization of the visual impact of garages contributes to creating communities that are oriented to people and pedestrians, as opposed to automobiles. | |
| ✓ | Minimum Standard: Carports are prohibited. |
| N/A | Minimum Standard: One of the following is required; the garage must be: 1) Recessed from the front of the house and/or front porch at least eight feet (8'); or 2) Detached. |
| N/A | Minimum Standard: Garage design shall be of similar design to the homes. |
| N/A | Minimum Standard: A minimum eighteen feet (18') driveway length from the face of the garage to the back of the sidewalk or access easement/lane is required, unless accessed by an alley. |
| N/A | Minimum Standard: If sides of the garage are visible from streets, lanes, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design. |
| N/A | Minimum Standard: If shared garages are allowed, they may share the structure with other homes and all of the following is required: 1) Each unit has garage space assigned to it; and 2) The garage is not to be located further than one hundred sixty feet (160') from any of the housing units to which it is assigned; and 3) The garage shall not exceed forty-four feet (44') in width, and shall maintain an eight foot (8') separation from any dwellings. |
| B. OPEN SPACE: | |
| 1. Open Space: | |
| Intent: Open space is a significant element in the development of livable communities and creates opportunities for good health. | |
| ✓ | Minimum Standard: For developments that are less than ten (10) net acres: No park is required, but is allowed. |
| N/A | Minimum Standard: For developments that are greater than ten (10) net acres: A minimum of one one-half (.5) acre park, in addition to the common open space requirement, is required. |
| N/A | Minimum Standard: Developments of three (3) or less dwelling units: No requirement to provide common open space. |
| | Developments of four (4) or more units: Required to provide common open space as |

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| ✓ | follows. Minimum Standard: For each unit in the development, three hundred fifty (350) square feet of common open space shall be provided. |
| ✓ | Minimum Standard: Open space shall be designed as a park, common green, pea-patch, pocket park, or pedestrian entry easement in the development and shall include picnic areas, space for small recreational activities, and other activities as appropriate. |
| ✓ | Minimum Standard: Open space shall be located in a highly visible area and be easily accessible to the neighborhood. |
| ✓ | Minimum Standard: Open space shall be contiguous, serve a minimum of four (4) homes, and be at least twenty feet (20') wide. |
| N/A | Minimum Standard: A pedestrian entry easement can be used to meet the requirements if it has a minimum width of twenty feet (20') with a minimum five feet (5') of sidewalk. |
| N/A | Minimum Standard: Pea-patches shall be at least one thousand (1,000) square feet in size with individual plots that measure ten feet by ten feet (10' x 10'). Additionally, the pea-patch shall include a tool shed and a common area with space for compost bins. Water shall be provided to the pea-patch. Fencing that meets the standards for front yard fencing shall surround the pea-patch with a one foot (1') landscape area on the outside of the fence. This area is to be landscaped with flowers, plants, and/or shrubs. |
| N/A | Minimum Standard: Grass-crete or other pervious surfaces may be used in the common open space for the purpose of meeting the one hundred fifty feet (150') distance requirement for Emergency Vehicle Access. |
| N/A | Minimum Standard: Storm ponds may be used to meet the common open space requirement if designed to accommodate a fifty (50) year storm and to be dry ninety percent (90%) of the year. |
| N/A | Minimum Standard: Developments of three (3) or less dwelling units: Each individual lot shall have a private yard that is at minimum six hundred (600) square feet in size. Backyard patios and reciprocal use easements may be included in the calculation of private yard. |
| ✓ | Minimum Standard: Developments of four (4) or more dwelling units: Each individual lot shall have a private yard that is at least two hundred fifty (250) square feet in size with no dimension less than eight feet (8') in width. |

C. RESIDENTIAL DESIGN:**1. Primary Entry:**

Intent: Homes with a visually prominent front entry foster the sense that the community is oriented to pedestrians. Features like porches and stoops at the front entry provide opportunity for social interaction and can contribute to a sense of place for residents. Additionally, porches work to minimize the appearance of bulk by breaking up the facade.

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| ✓ | Minimum Standard: The entry shall take access from and face a street, park, common green, pocket park, pedestrian easement, or open space. |
| ✓ | Minimum Standard: The entry shall include one of the following: 1) Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade; or 2) Porch: minimum five feet (5') deep and minimum height twelve inches (12") above grade. Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.. |

2. Façade Modulation:

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| The modulation of facades creates an appearance of variety, as well as visual breaks that help to create visual interest. | |
| ✓ | Minimum Standard: The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane of at least two feet (2') in depth. |
| Not Compliant | Minimum Standard: A minimum one side articulation that measures at least one foot (1') in depth shall occur for all facades facing streets or public spaces. <i>Staff Comment: See discussion and condition of approval above under Mitigation of impacts of the proposed site plan to the site (pg 6).</i> |
| 3. Windows and Doors: Windows and front doors are an integral part of the architectural character of a home and when they incorporate architectural elements of the home, they contribute to the overall balance and integration of the building form. Additionally, when they represent a significant amount of the facade of a home, they amplify the sense that the community is oriented to people. | |
| ✓ | Minimum Standard: Primary windows shall be proportioned vertically, rather than horizontally. |
| N/A | Minimum Standard: Vertical windows may be combined together to create a larger window area. |
| ✓ | Minimum Standard: All doors shall be made of wood, fiberglass, metal, or glass and trimmed with three and one half inches (3 1/2") minimum head and jamb trim around the door. |
| N/A | Minimum Standard: Screen doors are permitted. |
| ✓ | Minimum Standard: Primary entry doors shall face a street, park, common green, pocket park, or pedestrian easement and shall be paneled or have inset windows. |
| ✓ | Minimum Standard: Sliding glass doors are not permitted along a frontage elevation or an elevation facing a pedestrian easement. |
| 4. Scale, Bulk, and Character Residential communities are intended for people and homes that have appropriate scale and bulk contribute to the sense of orientation to people. Variety in the character of homes helps to minimize visual monotony while helping to foster a perception of uniqueness of place. | |
| ✓ | Minimum Standard: The primary building form shall be the dominating form and elements such as porches, principal dormers, or other significant features shall not dominate. |
| ✓ | Minimum Standard: Primary porch plate heights shall be one story. Stacked porches are allowed. |
| Not Compliant | Minimum Standard: To differentiate the same models and elevations, different colors shall be used. <i>Staff Comment: A color palette was not provided as part of the Site Plan application materials. As a condition of approval the applicant would be required to demonstrate multiple colors on buildings are provided. A color palette shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.</i> |
| N/A | Minimum Standard: For single-family dwellings, no more than two (2) of the same model and elevation shall be built on the same block frontage and the same model and elevation shall not be abutting. |
| 5. Roofs: Roof forms and profiles are an important component in the architectural character of homes and contribute to the massing, scale, and proportion of the home. Roofs also provide opportunity to create variety, especially for homes of the same model. | |
| ✓ | Minimum Standard: Primary roof pitch shall be a minimum six to twelve (6:12). If a gable roof is used, exit access from a third floor must face a public right of way for |

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| | emergency access. |
| N/A | Minimum Standard: A variety of roofing colors shall be used within the development and all roof material shall be fire retardant. |
| 6. Eaves: The design of eaves and overhangs act as unifying elements in the architectural character of a home. When sized adequately and used consistently, they work to create desirable shadows that help to create visual interest especially from blank, unbroken wall planes. | |
| ✓ | Minimum Standard: Eaves shall be at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves. |
| 7. Architectural Detailing: Architectural detailing contributes to the visual appeal of a home and the community. It helps to create a desirable human scale and a perception of a quality well designed home. | |
| | Minimum Standard: Three and one half inches (3 1/2") minimum trim surrounds all windows and details all doors. |
| ✓ | Minimum Standard: At least one of the following architectural details shall be provided on each home: shutters, knee braces, flower boxes, or columns. |
| ✓ | Minimum Standard: Where siding is used, metal corner clips or corner boards shall be used and shall be at minimum two and one half inches (2 1/2") in width and painted. If shutters are used, they shall be proportioned to the window size to simulate the ability to cover them. |
| ✓ | Minimum Standard: If columns are used, they shall be round, fluted, or strongly related to the home's architectural style. Six inches by six inches (6" x 6") posts may be allowed if chamfered and/or banded. Exposed four inches by four inches (4" x 4") and six inches by six inches (6" x 6") posts are prohibited. |
| 8. Materials and Color: The use of a variety of materials and color contributes to the sense of diversity of housing stock in the community. | |
| ✓ | Minimum Standard: Acceptable exterior wall materials are: wood, cement fiberboard, stucco, stone, and standard sized brick three and one half inches by seven and one half inches (3 1/2" x 7 1/2") or three and five eighths inches by seven and five eighths inches (3 5/8" x 7 5/8"). Simulated stone, wood, stone, or brick may be used to detail homes. |
| N/A | Minimum Standard: When more than one material is used, changes in a vertical wall, such as from wood to brick, shall wrap the corners no less than twenty-four inches (24"). The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner. |
| Not Compliant | Minimum Standard: Multiple colors on buildings shall be provided. Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors. Color palettes for all new structures, coded to the home elevations, shall be submitted for approval. Staff Comment: A color palette was not provided as part of the Site Plan application materials. As a condition of approval the applicant would be required to demonstrate multiple colors on buildings are provided. A color palette shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval. |
| Not Compliant | Minimum Standard: Gutters and downspouts shall be integrated into the color scheme of the home and be painted, or of an integral color, to match the trim color. Staff Comment: See comments above. |

12. Compliance with Planned Action Ordinance

Upon determination by the City's Environmental Review Committee that the proposal meets the criteria outlined in the Planned Action Ordinance (Ordinance #5610) and qualifies as a planned action, the proposal shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA.

The City's Environmental Review Committee designated, on August 1, 2011, the proposal as a "planned action", pursuant to RCQ 43.21C.030 (Exhibit 6), as it meets all of the following conditions:

| | |
|---|--|
| ✓ | The proposal is located within the Planned Action area identified in Exhibit 7. |
| ✓ | The proposed uses and activities are consistent with those described in the Planned Action EIS and Planned Action Qualifications. |
| ✓ | The proposal is within the Planned Action thresholds and other criteria of the Planned Action Qualifications. |
| ✓ | The proposal is consistent with the City of Renton Comprehensive Plan and applicable zoning regulations |
| ✓ | The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS. |
| ✓ | The proposal's impacts have been mitigated by application of the measures identified in Attachment B of Ordinance#5610, and other applicable City regulations, together with any modifications or variances or special permits that may be required. |
| ✓ | The proposal complies with all applicable local, state and/or federal laws and regulations, and the Environmental Review Committee determines that these constitute adequate mitigation. |
| ✓ | The proposal is not an essential public facility as defined by RCW.36.70A.200(1). |

H. FINDINGS

Having reviewed the written record in the matter, the City now enters the following:

- 1. Request:** The Applicant has requested Administrative Site Plan Approval for RHA Glennwood Townhomes, LUA 11-054, SA-A
- 2. Environmental Review:** The subject site is located within the Sunset Area Planned Action Area and was designated a Planned Action by the City's Environmental Review Committee. Therefore, the proposal does not required a SEPA threshold determination.
- 3. Site Plan Review:** The applicant's Site Plan Review application complies with the requirements for information necessary for site plan review. The applicant's plans are attached to this report.
- 4. Comprehensive Plan:** The subject site is designated Center Village (CV).
- 5. Zoning:** The site is zoned Residential-14 du/ac (R-14).

I. CONCLUSIONS

- The subject project complies with the policies and codes of the City of Renton, provided all advisory notes and conditions of approval contained in this Report and Decision are complied with.

2. The subject project complies with the Comprehensive Plan designation of Center Village, and the zoning designation of Residential-14 du/ac if all conditions of approval are met.


J. DECISION

The proposed site plan for RHA Glennwood Townhomes, File No. LUA11-054, SA-A is **approved** and is subject to the following conditions:

1. The applicant shall obtain a demolition permit for the existing structure and all required inspections, for the existing duplex on site, prior to the temporary occupancy of the building.
2. The applicant shall submit a revised planting plan depicting a mix of evergreen and deciduous trees on site. The revised planting plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.
3. The applicant shall incorporate either articulation on the southern façade of the extended portion of Unit #1, or as an alternative provide glazing, along the same facade, in combination with enhanced landscaping abutting the façade. The applicant shall submit to, and have approved by, the Current Planning Project Manager, the revised elevation and landscaping plan prior to or concurrent with building permit approval.
4. The applicant shall construct a fence, identical to the fence proposed on the north property line, along the south property line. A revised landscape or fence detail plan shall be submitted to and approved by the Current Planning Project Manager prior to or concurrent with the building permit approval.
5. The applicant shall demonstrate multiple colors on buildings are provided. A color palette shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



C.E. "Chip" Vincent, Planning Director
Planning Division

8/2/11
Date

TRANSMITTED this 2nd day of August, 2011 to the Contact/Applicant/Owner:

Contact:

Guy Peckham
Bumgardner Architects
2111 Third Avenue
Seattle, WA 98121

Applicant:

Joel Ing
Shelter Resources, Inc.
2223 112th Avenue NE ste: #102
Bellevue, WA 98004

Owner(s):

Renton Housing Authority
PO Box 2316
Renton, WA 98056

TRANSMITTED this 2nd day of August, 2011 to the Parties of Record:

None

TRANSMITTED this 2nd day of August, 2011 to the following:

Larry Meckling, Building Official
Jennifer Henning, Current Planning
Kayren Kittrick, Development Services
Jan Conklin, Development Services
Fire Marshal
Renton Reporter

J. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The Administrative Site Development Plan Review decision will become final if the decision is not appealed within 14 days of the decision date.

Administrative Site Development Plan Approval Appeal: Appeals of the administrative site development plan review decision must be filed in writing to the Hearing Examiner on or before 5:00 p.m. on August 15, 2011.

APPEALS: An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the \$75.00 application fee to Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

EXPIRATION: The Administrative Site Development Plan Review decision will expire two (2) years from the date of decision. A single two (2) year extension may be requested pursuant to RMC 4-9-200L.2.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC section 4-4-030.C.2 limits hauls hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. RMC section 4-4-130 provides protection measures in order to preserve and protect the two trees during utility and building construction. The trees shall be fenced around the drip line and a sign posted that the tree is to be preserved, and the location of the trees shall be indicated on all utility construction plan sheets. The fencing shall be in place prior to the issuance of any utility construction permits and shall remain until the final inspection.

Water:

1. Preliminary fire flow requirement is 2,250 gpm. In order to provide adequate fire flow to serve these townhomes, extension of a 12-inch water main will be required in Glennwood Ave NE from NE 12th (NE 12th and Harrington Ave NE) to the south property line, and stubbed to a point onsite where future extension of the water main for the other two buildings is possible. This dead end 12-inch main will provide 2,500 gpm. Applicant will need three hydrants to serve this site. One hydrant must be within 150 feet from the structures and two additional hydrants shall be located within 300 feet of the structures. There are hydrants in the vicinity that may be counted towards fire protection; however, they must be verified to be within the required distance.
2. Individual pressure reducing valves are required downstream of each domestic water meter since static pressure from the new higher pressure water main will be above 80 psi.
3. Backflow Prevention Assembly (DCVA) will be required behind each domestic water meter for each townhome unit, for townhomes with 3 or more stories.
4. Water system development fees will be based on the size of the water meters that will serve the site. Credit will be given to existing water meter that serves the building. Fees are payable prior to issuance of the construction permit.

Sewer:

1. There is an 8-inch sewer main in Glennwood Ave NE. Sewer service will be provided to the townhomes by side sewers.

Surface Water:

1. A geotechnical report for the site is required. Information on the water table and soil permeability, with recommendations of appropriate flow control BMP options with typical designs for the site from the geotechnical engineer, shall be submitted with the construction plans.

Transportation:

1. Paving and trench restoration will be required to comply with the City's Trench Restoration and Overlay Requirements.

General Comments:

1. A separate permit to cut and cap existing utilities to existing structures on site will be required as part of the demolition permit.

D5 - 04 T23N R5E W 1/2

E4 - 08 T23N R5E E 1/2

E5 - 09 T23N R5E E 1/2

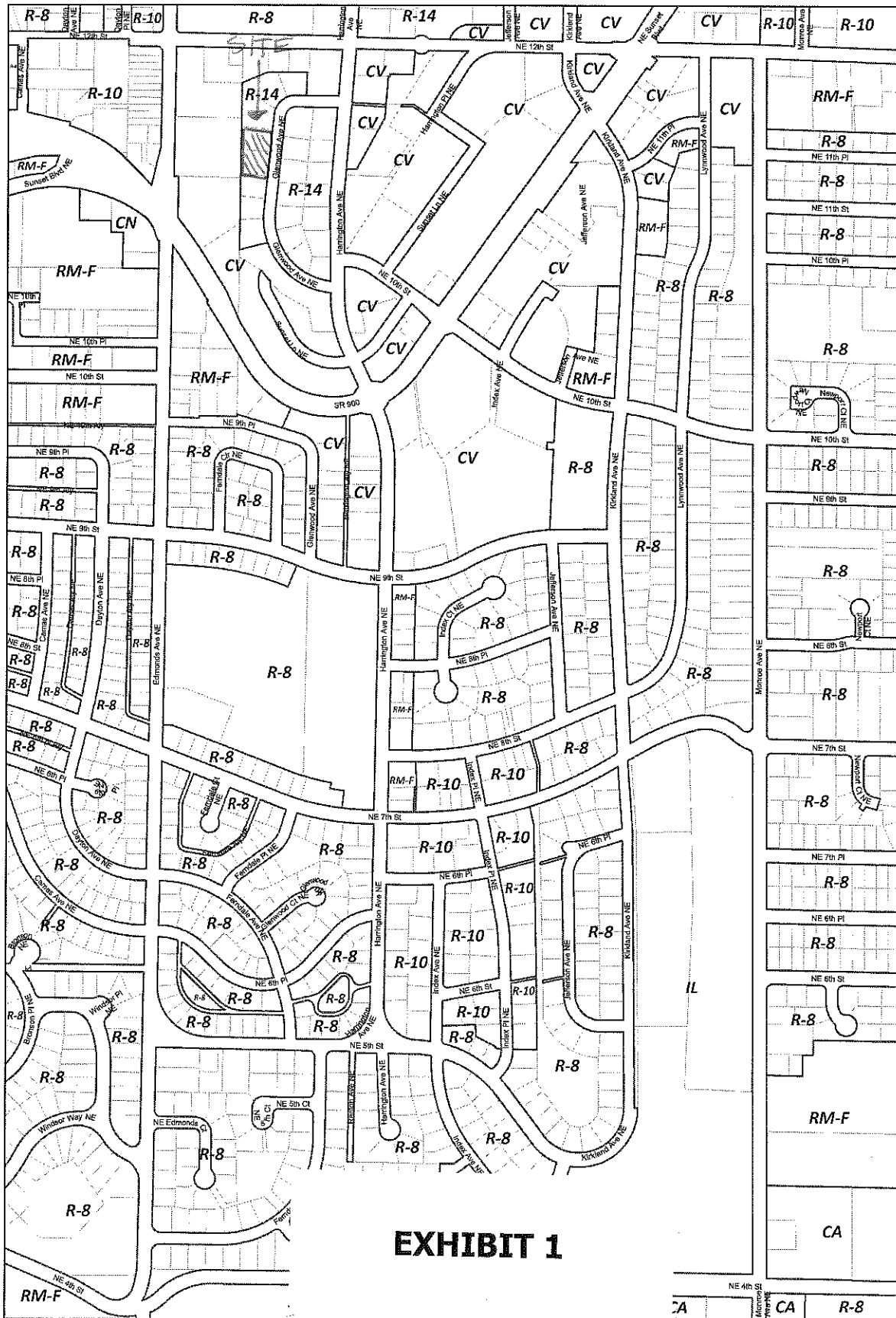
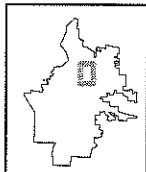


EXHIBIT 1

ZONING MAP BOOK
PW TECHNICAL SERVICES
PRINTED ON 11/13/09

This document is a graphic representation, not
guaranteed to survey accuracy, and is based on
the best information available as of the date shown.
This map is intended for City display purposes only.

F5 - 16 T23N R5E W 1/2



0 200 400
Feet
1:4,800

E5

09 T23N R5E W 1/2



KUMCARONSK
ARCHITECTURE
1111 HAWTHORNE
SEATTLE, WA 98104
206.441.1111

Replacement housing for Renton Housing Authority
1147 Glenwood Avenue NE, Renton, WA 98056
GLENWOOD TOWNHOMES

| | |
|---------------------|-----------|
| PROJECT NO. | 1785.02 |
| DATE | 7/27/2011 |
| PROJECT NAME | Key Plan |
| PROJECT LOCATION | |
| PROJECT OWNER | |
| PROJECT ARCHITECT | |
| PROJECT ENGINEER | |
| PROJECT LANDSCAPE | |
| PROJECT STRUCTURAL | |
| PROJECT MECHANICAL | |
| PROJECT ELECTRICAL | |
| PROJECT PLUMBING | |
| PROJECT FIRE | |
| PROJECT SPECIALTIES | |

SITE PLAN
Site Lighting

A1-1

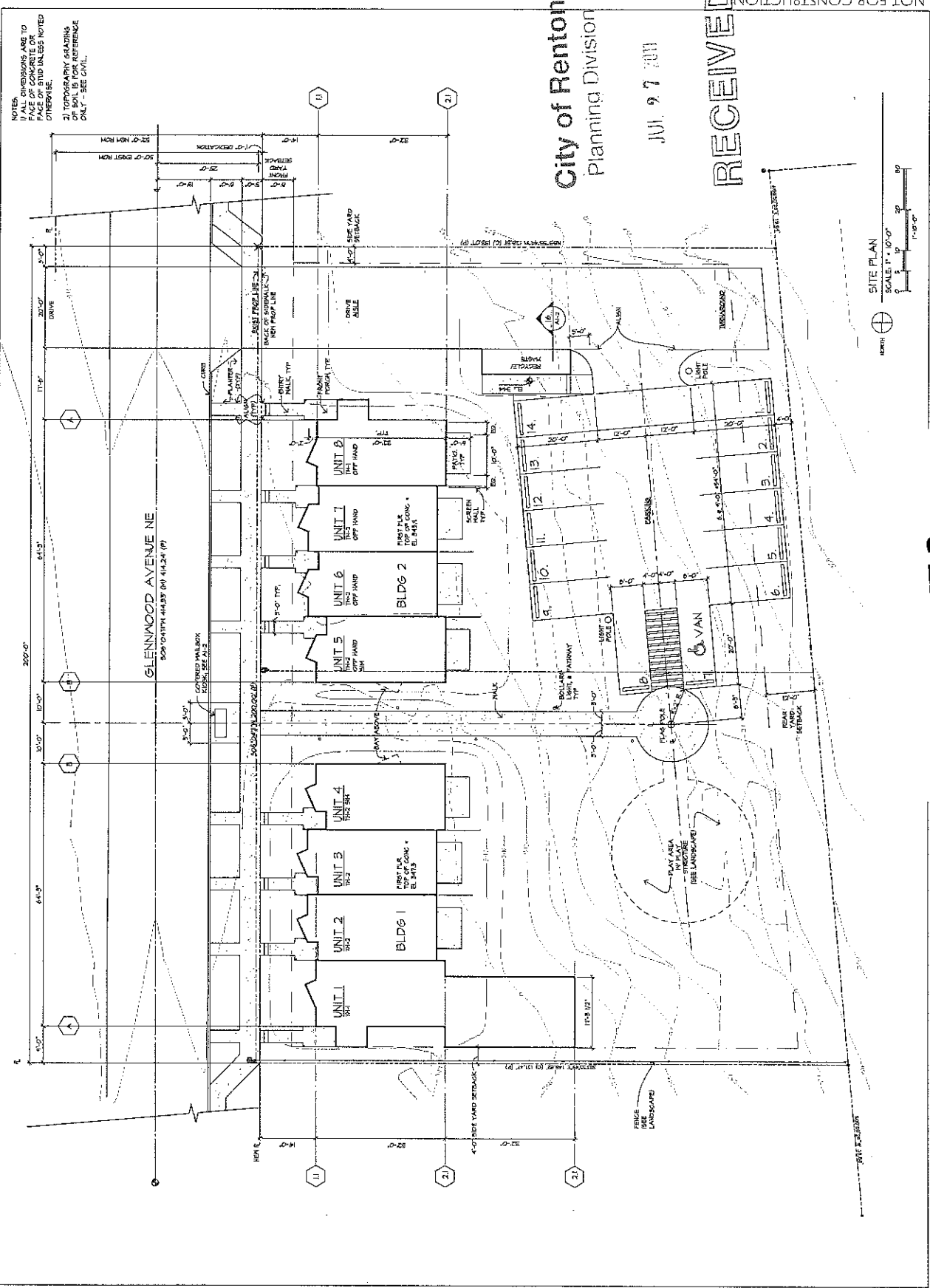


EXHIBIT 2

JUN 30 2011

RECEIVED

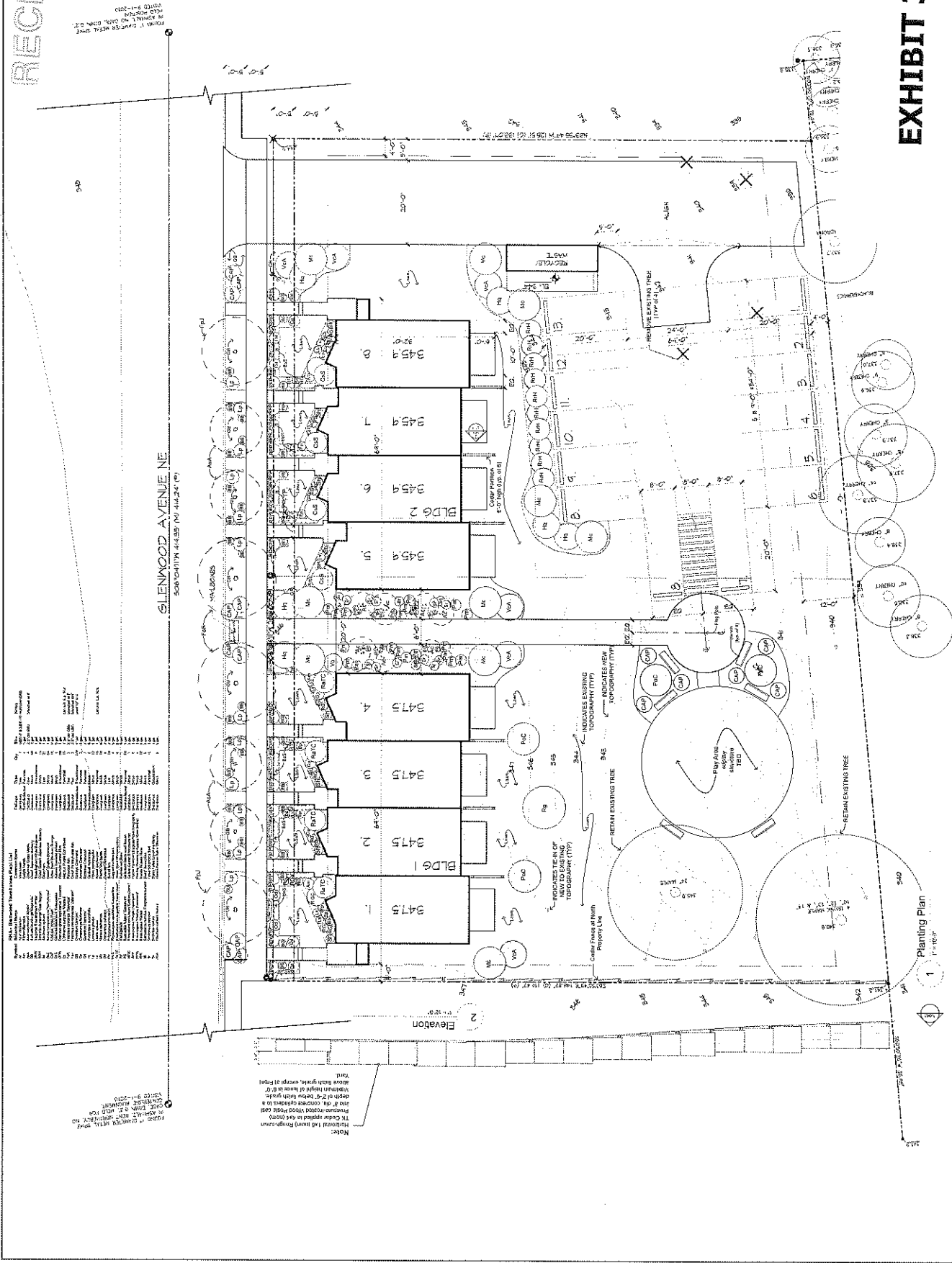
BLANCHARD
PLANNING
1117 1st Avenue NE
Renton, WA 98056
Phone: 206.255.1234
Fax: 206.255.1235

Replacement housing for Renton Housing Authority
GLENWOOD TOWNHOMES
1147 Glenwood Avenue NE, Renton, WA 98056

1785.02
PLANTING PLAN

L1-1

EXHIBIT 3





REINERZACK

1147 Glenwood Avenue NE, Kenton, WA 98056

Diagram illustrating the study design. The flow starts with 'Dyspareunia', leading to 'SITE PAIN REVIEW' (a box with a grid of 10 rows and 2 columns), which then leads to 'OUTCOME' (a box with a grid of 10 rows and 2 columns). The flow is indicated by arrows.

| | |
|---------|------------------------|
| 1785.02 | BUILDING ELEVATIONS |
|---------|------------------------|

A3-1

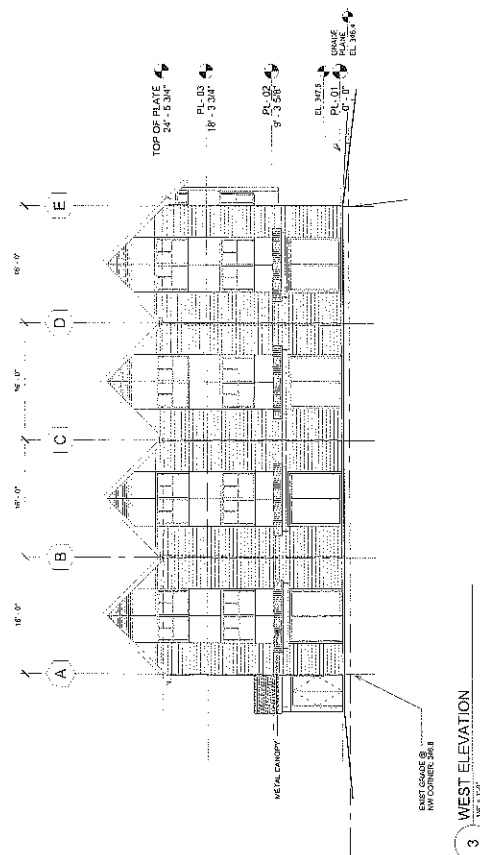
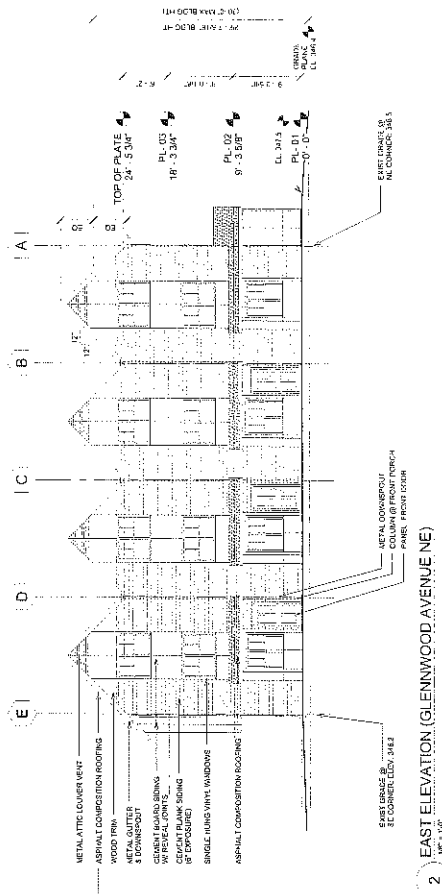
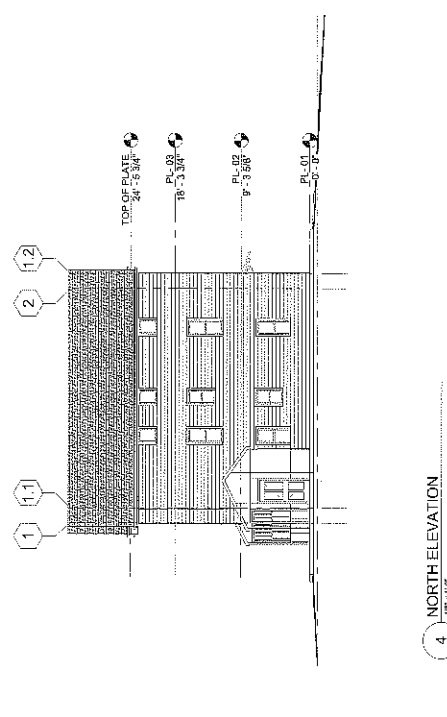
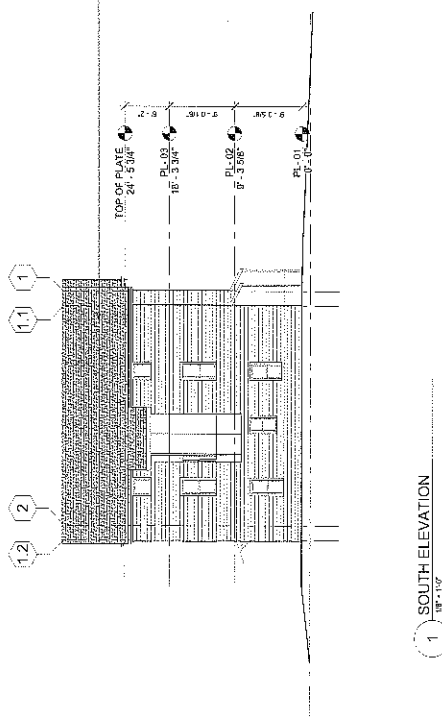
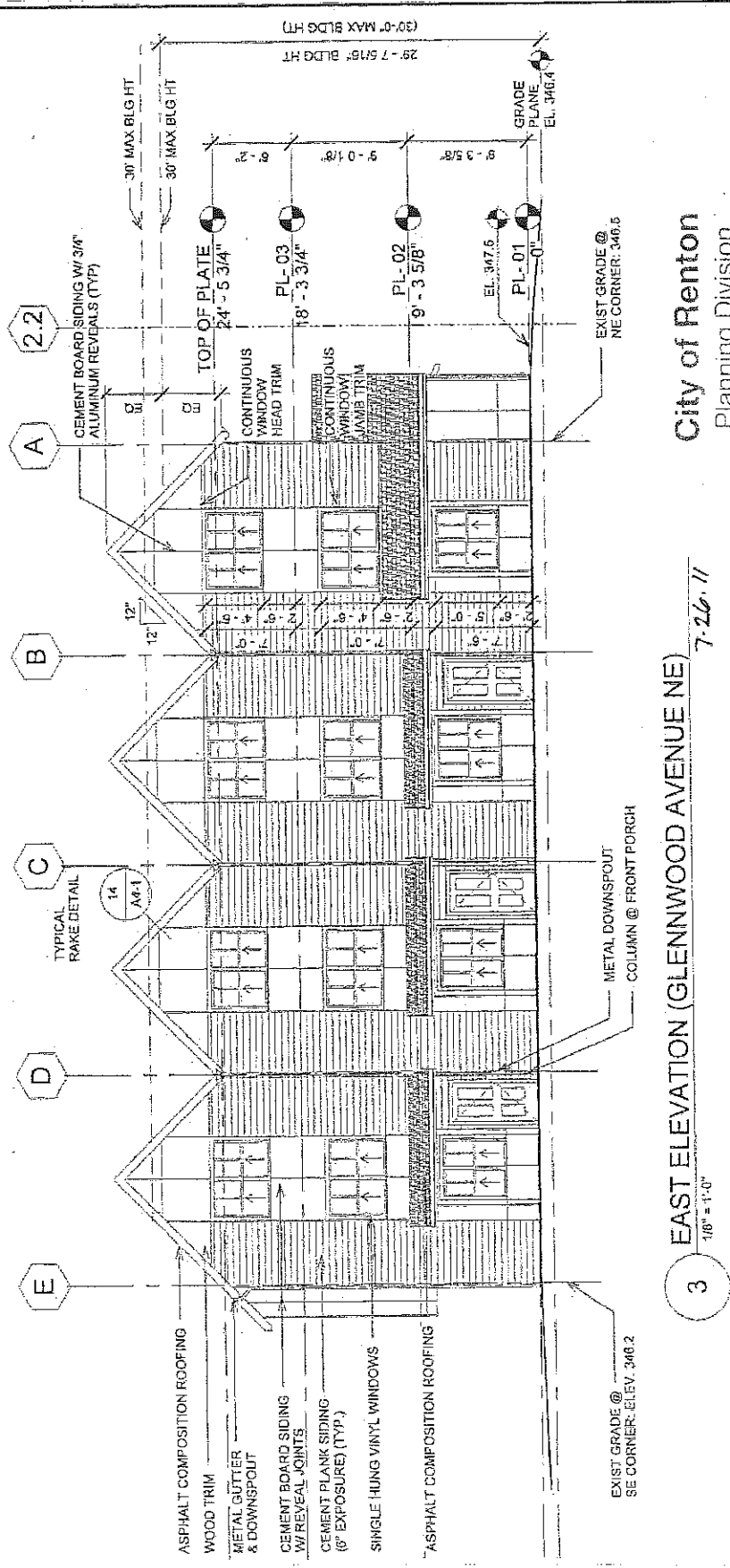
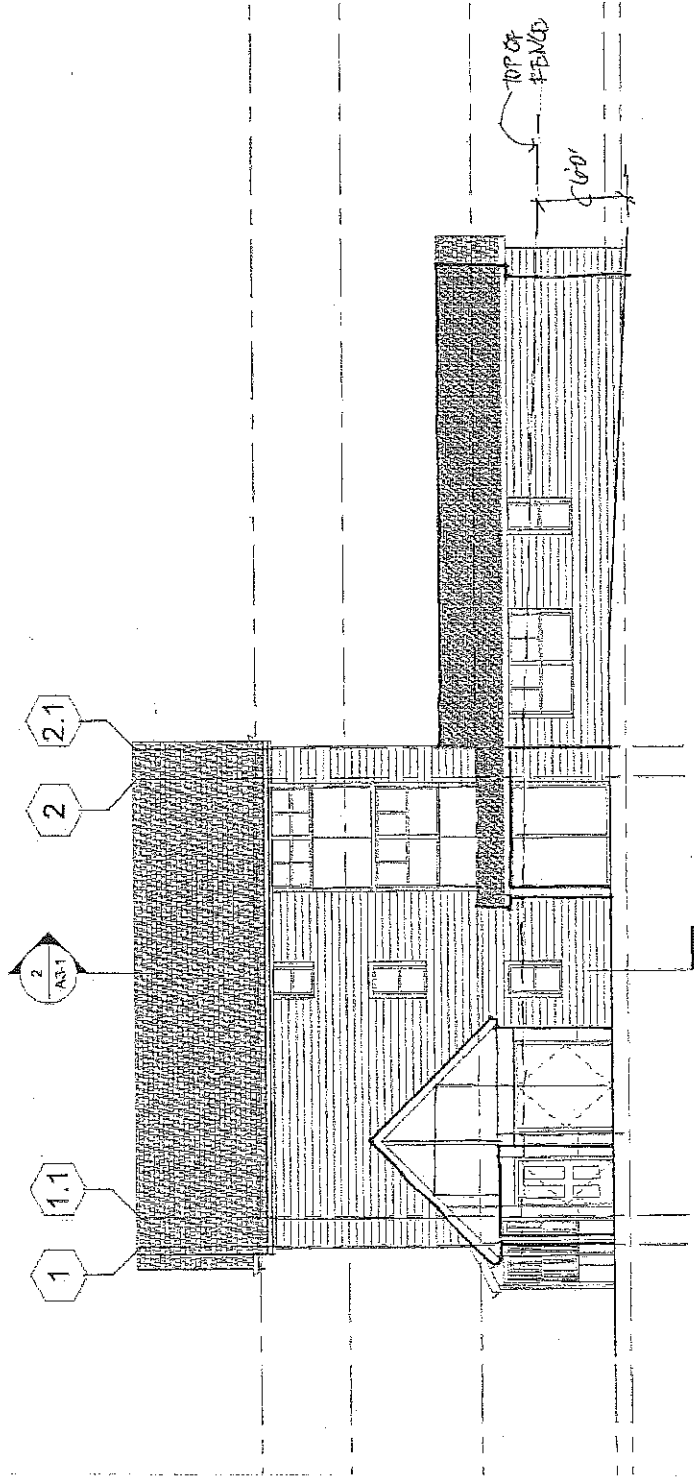


EXHIBIT 4



NORTH ELEVATION





City of Renton
Planning Division

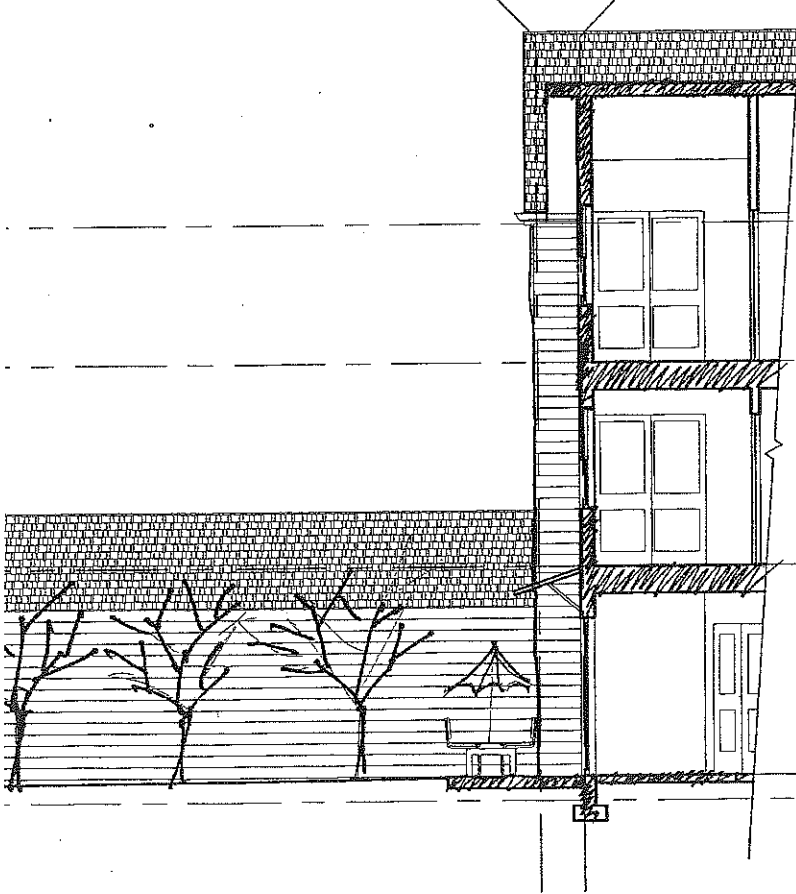
JUL 27 2011

RECEIVED

EXHIBIT 6

1 NORTH ELEVATION 7-26-11
1/8" = 1'-0"

2.1 2



City of Renton
Planning Division

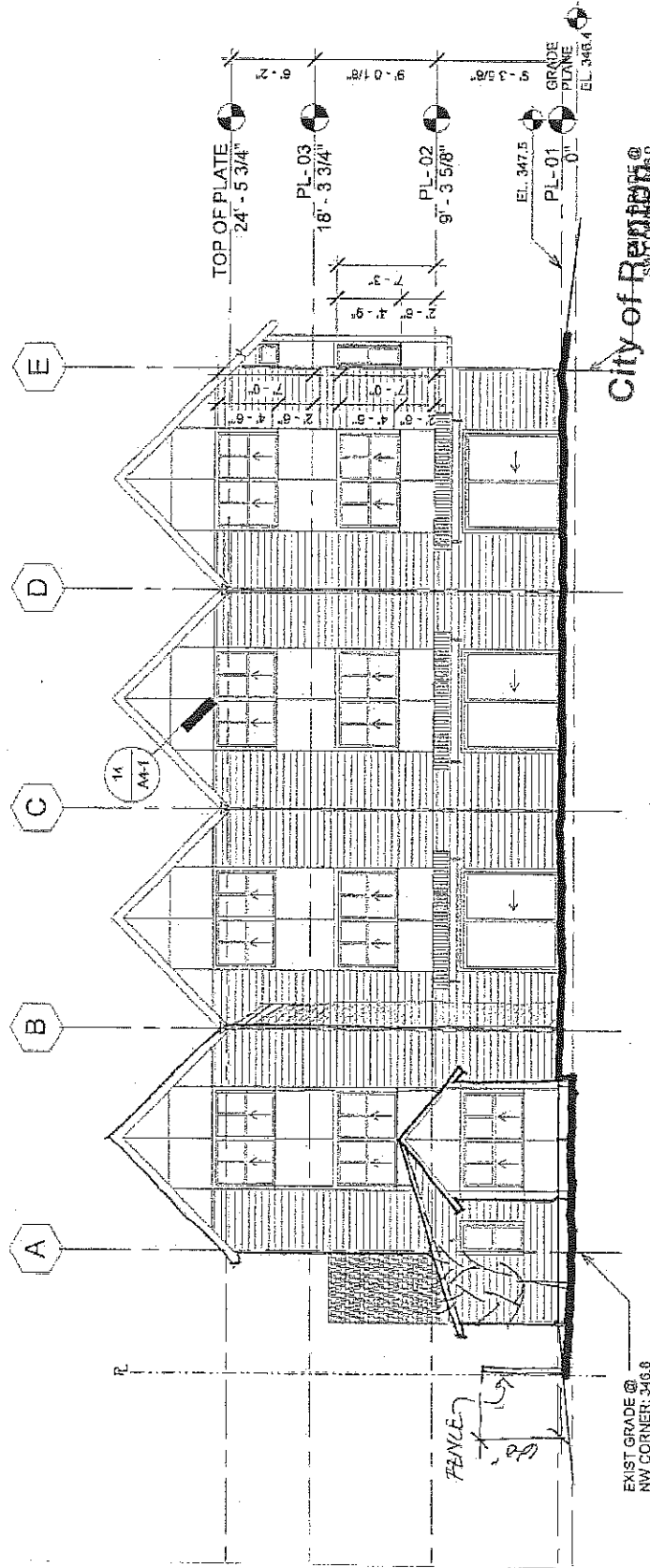
JUL 27 2011

RECEIVED

TH ELEVATION

7-26-11

EXHIBIT 7



City of **RENTON**
 Planning Division

7-26-11

WEST ELEVATION
 1/8" = 1'-0"

4

JUL 27 2011

RECEIVED

EXHIBIT 8

RENTON



- ☒ Lakes and Rivers
- ☐ Parcels
- ☐ Street Names
- ☐ Rights of Way
- ☐ Streets
- ☐ Roads
- ☐ Jurisdictions
 - ☐ Bellevue
 - ☐ Des Moines
 - ☐ Issaquah
 - ☐ Kent
 - ☐ King County
 - ☐ Mercer Island
 - ☐ Newcastle
 - ☐ RENTON
 - ☐ SeaTac
 - ☐ Seattle
 - ☐ Tukwila

Red: Band_1
Green: Band_2
Blue: Band_3

| Enter Map Description |
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EXHIBIT 9

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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City of Renton, Washington

ENVIRONMENTAL REVIEW COMMITTEE MEMO

APPLICATION NUMBER: LUA 11-054, SA-A

APPLICANT: City of Renton and Renton Housing Authority

PROJECT NAME: RHA Glennwood Townhomes

DESCRIPTION OF PROPOSAL: The applicant is requesting Administrative Site Plan Review for the construction of two (2) multi-family structures containing 4-townhome units each. The subject property is located between Edmonds Ave NE and Glenwood Ave NE just north of Sunset Blvd NE. The project site totals 0.65 acres in area and is zoned Residential-14 (R-14).

LOCATION OF PROPOSAL: 1147 Glennwood Ave NE

LEAD AGENCY/RESPONSIBLE ENTITY: City of Renton
Environmental Review Committee
Department of Community & Economic Development


Upon determination by the City's Environmental Review Committee that the proposal meets the criteria outlined in the Planned Action Ordinance (Ordinance #5610) and qualifies as a planned action, the proposal shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA.

The City's Environmental Review Committee designates the proposal as a "planned action", pursuant to RCQ 43.21C.030, as it meets all of the following conditions:

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| ✓ | The proposal is located within the Sunset Planned Action Area. |
| ✓ | The proposed uses and activities are consistent with those described in the Planned Action EIS and Planned Action Qualifications. |
| ✓ | The proposal is within the Planned Action thresholds and other criteria of the Planned Action Qualifications. |
| ✓ | The proposal is consistent with the City of Renton Comprehensive Plan and applicable zoning regulations. |
| ✓ | The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS. |
| ✓ | The proposal's impacts have been mitigated by application of the measures identified in Attachment B of Ordinance#5160, and other applicable City regulations, together with any modifications or variances or special permits that may be required. |

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| ✓ | The proposal complies with all applicable local, state and/or federal laws and regulations, and the Environmental Review Committee determines that these constitute adequate mitigation. |
| ✓ | The proposal is not an essential public facility as defined by RCW.36.70A.200(1). |

SIGNATURES:



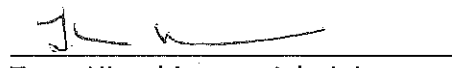
Gregg Zimmerman, Administrator
Public Works Department

8/1/11
Date



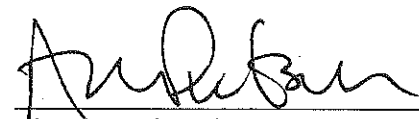
Mark Peterson, Administrator
Fire & Emergency Services

8/1/11
Date



Terry Higashiyama, Administrator
Community Services Department

8/1/11
Date



Alex Pietsch, Administrator
Department of Community &
Economic Development

8/1/11
Date

